

## \$479,000 - 7718 174a Avenue, Edmonton

MLS® #E4427879

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,635 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Everything a family needs. Built by Welcome Homes, a reputable builder since 1977! This home comes with style and function. Double attached garage, 3 bedrooms and 2 and a half baths. Backing on a walking trail and park. Upgraded lighting package. Don't like clutter? This home comes with a large pantry, spacious bootroom, linen closet, generous bedroom closets and a huge walk-in for the primary bedroom. Modern, crisp and clean. Welcome Home!

Built in 2024

### Essential Information

MLS® #	E4427879
Price	\$479,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active



## Community Information

Address 7718 174a Avenue  
Area Edmonton  
Subdivision Crystallina Nera West  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5Z 0W5

## Amenities

Amenities Carbon Monoxide Detectors,  
Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom  
Appliances Garage Control, Garage Opener  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

## Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Backs Onto Park/Trees, Flat  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

## Additional Information

Date Listed March 28th, 2025  
Days on Market 31  
Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 28th, 2025 at 5:47pm MDT

